

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
JULY 17, 2014, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Mayor Jon Pike  
Councilmember Gil Almquist  
Councilmember Jimmie Hughes  
Councilmember Michele Randall  
Councilmember Joe Bowcutt  
Councilmember Bette Arial  
Support Services Manager Marc Mortensen  
City Attorney Shawn Guzman  
City Recorder Christina Fernandez**

**OPENING:**

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Councilmember Randall and the invocation was offered by Reverend Jimi Kestin.

Mayor Pike stated that Richard "Biff" Williams was named as named President of Dixie State University this afternoon. Additionally, he mentioned that the Thunder Over Utah Air Show, featuring the U.S. Navy Blue Angels, will take place at the St. George Municipal Airport July 24 through July 26, 2014. He introduced the St. George Exchange Club.

Shoney Christensen with the St. George Exchange Club outlined the qualifications for being nominated as a St. George Exchange Club Student of the Month. She introduced EmRee Moody, a recent graduate of Snow Canyon High School, who was a Student of the Month during the past school year in addition to being named the Student of the Year at Snow Canyon High School. Additionally, she is the recipient of the National Exchange Club's National Youth of the Year Award and was awarded a \$10,000 scholarship.

**AWARD OF BID:**

**Consider award of bid for liquid sodium hydrochloride solution for the Wastewater Treatment Plant.**

Purchasing Manager Connie Hood advised the request is for a blanket bid in the amount of \$176,000 for four loads. Thatcher Chemical is a sole source provider.

**MOTION:** A motion was made by Councilmember Almquist to approve the blanket for liquid sodium hydrochloride from Thatcher Chemical in the amount of \$176,000.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider award of bid for the 2014 St. George Marathon medallions.**

Purchasing Manager Connie Hood stated that Kenworthy Signs makes the medallions that will given out to marathon finishers. The cost is same as last year, not to exceed \$60,000.

**MOTION:** A motion was made by Councilmember Hughes to approve the bid for a cost up to \$60,000 for the 2014 St. George Marathon medallions.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider award of contract to Calumet Speciality Products to provide 505 tons of oil for the 2014 Chip Seal Project.**

Purchasing Manager Connie Hood advised Calumet Speciality Products was low bidder in the amount of \$247,065 for 455 tons.

**MOTION:** A motion was made by Councilmember Bowcutt to award the contract to Calumet Specialty Products to provide the oil for the 2014 Chip Seal Project in the amount of \$247,065.

**SECOND:** The motion was seconded by Councilmember Randall.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Councilmember Almquist commented that all material has been given to the Reuse Center and is used for other City projects. This is a great way to recycle concrete and is available for purchase.

Public Works Director Cameron Cutler stated that there is not much left at the Reuse Center. The majority of the concrete is being utilized on the Mall Drive Roadway project, saving the City approximately \$60,000.

**AWARD OF BID:**

**Consider award of contract to Sunroc to provide 4,200 tons of aggregate for the 2014 Chip Seal Project.**

Purchasing Manager Connie Hood advised there were 3 bids received. Sunroc provided the lowest bid at \$73,530 for 3,800 tons of aggregate.

**MOTION:** A motion was made by Councilmember Almquist to approve the product purchase for aggregate and delivery from Sunroc for \$73,530.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**AWARD OF BID:**

**Consider award of contract to J2T Peterson to provide 120 hours of Spreader Truck service for the 2014 Chip Seal Project.**

Purchasing Manager Connie Hood advised that J2T Peterson was the sole bidder at \$27,200 for 120 hours of spreader truck service.

**MOTION:** A motion was made by Councilmember Arial to award the contract to J2T Peterson to provide the spreader truck for \$27,200.  
**SECOND:** The motion was seconded by Councilmember Hughes.  
**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**FINAL PLATS:**

Todd Jacobsen presented the final plat for 1) Mulberry Estates Phase 6, a 14-lot residential subdivision located at Crimson Ridge Drive and 3000 East, zoning is R-1-12; 2) Mulberry Estates Phase 7, an 8-lot residential subdivision located at approximately 3200 South and 3000 East, zoning is R-1-12; 3) Sycamore Phase 6, an 18-lot residential subdivision located at approximately 2650 East 3800 South, zoning is R-1-10; and 4) Maverik St. George Subdivision, a 1-lot commercial subdivision located at 1450 South and River Road, zoning is PD-C.

**MOTION:** A motion was made by Councilmember Almquist to approve the final plats.  
**SECOND:** The motion was seconded by Councilmember Randall.  
**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**FINAL PLAT AMENDMENT/ORDINANCE:**

**Consider approval of an ordinance amending the final plat to the Boulevard Centre Pad C Condominiums Amended to convert a portion of the common area into private ownership within the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the building. Bob Hermandson, applicant.**

Todd Jacobsen stated that the purpose of the amendment is to convert a portion of the common area into private ownership within the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the building. The property is located at 162 North 400 East, building C, zoning is C-4.

**MOTION:** A motion was made by Councilmember Randall to approve the final plat amendment for the Boulevard Centre Pad C Condominiums Amended.  
**SECOND:** The motion was seconded by Councilmember Hughes.  
**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**LOT LINE ADJUSTMENT/LOT SPLIT/LOT MERGER:**

Todd Jacobsen presented the lot line adjustment, lot split and lot merger for St. George 730 LLC (Record of Survey for the Lakes Development) which is located west and south of the Sunbrook Development and the Green Valley area, zoning is R-1-10. The developers propose to rearrange the parcels and sell the pods. As the pods are sold, they will return with final plats.

**ROADWAY DEDICATION PLATS:**

Todd Jacobsen presented the roadway dedication plat for 1) Plantations Drive and Alienta Drive located west and south of the Sunbrook Development and the Green Valley area, zoning is R-1-10 and 2) Lago Vista Drive, Alienta Drive, Sentieri Vista Drive Road located west and south of the Sunbrook Development and the Green Valley area, zoning is R-1-10. Per the agreement, as the parcels are sold and developed, that is when the roadways will be built.

Rick Rosenberg, with Rosenberg and Associates, stated that St. George 730 LLC is the master developer. These pods, which vary in size, can be sold to a series of developers.

**MOTION:** A motion was made by Councilmember Hughes to approve the lot merger for Planning Commission item 3A for St. George 730 LLC and also the roadway dedication plan, Planning Commission items 3B and 3C.

**SECOND:** The motion was seconded by Councilmember Almquist.

Councilmember Almquist inquired about what would happen if a pod is purchased that is not connected to an immediate adjacent roadway.

Mr. Jacobsen stated that the roads are designed to connect to each pod. If the pod is further than where the road is build, they are required to build the road to the pod.

City Attorney Shawn Guzman explained that this request is subject to a development agreement with the developer. If they were to develop a pod, they would have to develop a roadway into the pod as well as the arterial streets.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:**

**Public hearing to consider a final plat amendment for the Stone Cliff Phase 8 subdivision changing the front yard setback from 25 feet to 20 feet. Clark Spilker, applicant.**

Todd Jacobsen presented the final plat amendment for Stone Cliff Phase 8 subdivision. He explained that a number of the lots border the edge of the hill. The lots include slope area that runs off the hill, therefore the entire lot cannot be utilized to build a home. The request is to change the front yard setback from 25 feet to 20 feet allowed under the ordinance.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

**MOTION:** A motion was made by Councilmember Arial to approve the final plat amendment for the Stone Cliff Phase 8 subdivision changing the front yard setback from 25 feet to 20 feet.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

Councilmember Bowcutt inquired how many lots are involved with this amendment.

Mr. Jacobsen stated that there are 10 lots.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:**

**Public hearing to consider a final plat amendment for the Meadow Valley Estates Phase 3 Subdivision to adjust the lot line between lots 114 and 115, vacate the public utility drainage easement and to grant a new public utility easement along the future roadway. Roger Bundy, applicant.**

Todd Jacobsen presented the final plat amendment for Meadow Valley Estates Phase 3 Subdivision. He explained that the owner of lot 114 has landscaped onto lot 115, in this case, the owners of the two lots are mother and son. They have agreed to adjust the lot line between lots 114 and 115 to incorporate the landscape area, vacate the public utility drainage easement and to grant a new public utility easement along the future roadway. Zoning is RE-12.5. There are no utilities in the pavement currently.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

**MOTION:** A motion was made by Councilmember Hughes to approve the final plat amendment for Meadow Valley Estates Phase 3 Subdivision with the lot line adjustment between lots 114 and 115 .

**SECOND:** The motion was seconded by Councilmember Arial.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

Councilmember Almquist asked City Attorney Shawn Guzman about property taxes, how does the County get notified.

City Attorney Shawn Guzman stated that when the final plat it is recorded, the County will make the necessary adjustments.

**PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:**

**Public hearing to consider a final plat amendment for the Shinava Ridge Subdivision to move private ownership building pads 48 and 49 approximately 20 feet to the east. Kevan Bundy, applicant.**

Todd Jacobsen presented the final plat amendment for the Shinava Ridge Subdivision. The purpose of the amendment is to move private ownership building pads 48 and 49 approximately 20 feet to the east, toward the cul-de-sac. The property is located at 2549 West Sinagua Trail. He explained that since the applicant did not receive 100% of the consents from the other parcel owners, a public hearing is required.

Councilmember Almquist stated that some of the lots that did not give consent are owned by the developer. He asked, of the eight consents received, if they are residents or neighbors to the lots within a certain distance.

Mr. Jacobsen stated he did not know which eight property owners consented.

City Attorney Shawn Guzman advised he would like to make sure the correct terminology is being used. The law requires consent from those in the same plat. Additionally, he noticed a spelling error on the public hearing notice, therefore he advises to open and continue the public hearing until the next regular City Council meeting.

Councilmember Bowcutt asked if the common area would change.

Mr. Jacobsen stated that only the limited common area is being changed.

Mayor Pike opened the public hearing.

Hugh Larratt-Smith, owner of the two lots, stated that he bought the lots approximately three years ago. Originally, their plan was to build two homes, one on each lot. Both lots presented some challenges with respect to building. In December of 2001, they appeared before the Entrada Design Review Committee (EDRC) presenting a building plan. At that time, they were told that they needed to do some further design. Over the last two and a half years, they have developed a number of plans to make the lots buildable. They have gone before the Entrada Property Owner's Association (EPOA) as well as the EDRC with hopes of achieving a consensual plan that the committee supported. The EPOA and the EDRC has signed off on the amendment that is being proposed tonight. City planning staff reviewed and sign off on the amendment as well. The plan is respectful of the St. George building codes. In accordance with its protocol, the EPOA reached out to all neighbors explaining the amendment, eight responded.

Ronald Dallin, owner of lot 56, stated that he was made aware of the potential change in April. He mentioned that Utah Code 10-9a-606 1(a) and (ii) requires at least 75% of the lot or unit owners to agree to the change. His brother, who owns a lot in this subdivision received a letter early on, however, he received his letter almost a month later. He urged the Councilmembers not to approve this request until all of the required processes are taken care of. This amendment will affect him financially and moves the home directly in front of his view of Snow Canyon.

Brett Henke with Kuma Engineering clarified that with regard to the notification, Mr. Dallin was skipped on the list. As soon as he found out that his letter was missed, one was sent to him, postponing the process. There was not intent to sneak something past the residents, it was an oversight.

Councilmember Almquist inquired if the actual footprint moves. He would like to see a photo depicting the existing and future pad. Additionally, he is not sure that Mr. Dallin's view will be impacted.

Mr. Henke stated that the pad shifts forward toward the cul-de-sac. He has a google earth image showing where the pads will be placed. The rooftop will be below the ridgeline.

City Attorney Shawn Guzman advised that the Council is not approving the design of the house at this time. He clarified that the Council does not see the plans that show where the home will be placed. If the request is approved, the owners can build whatever is allowed to be built per the HOA and City ordinance.

Mr. Jacobsen presented photos which depict the original and moved position.

Mr. Henke commented that he has two additional photos however, due to technical difficulties, the photos would not load. He stated that lots 48 and 49 are not higher in elevation than lot 56. The ridge is approximately 17 feet; the HOA does not want to cut that down. The owners did not want to amend the plat, it was not their idea to move the pads forward.

Mayor Pike stated that since this item will be continued, Mr. Henke can return to the next meeting to bring the additional pictures.

Kate Larratt-Smith clarified that they have been involved with this process for several years. They have tried to be compliant and cooperate with the suggestions of the committees. This is not their favorite plan. She can sympathize with her neighbor, Mr. Dallin. The current plan allows for a 5-foot cut to the berm. There is a 17-foot cliff on their side of the lot that concerns her. She explained that their floor base is approximately 17 feet below the floor base of their neighbor and the maximum allowed height is 15 feet. Mr. Dallin's view may or may not be blocked. Currently, he has a 360-degree view, when a home is built on the south he will not have that same view. She is asking for a decision today as their lives have been put on hold economically.

Mr. Larratt-Smith stated that EDRC and the EPOA members include the former CFO of the Entrada Company as well as two real estate attorneys. He explained that during the process, the code that Mr. Dallin mentioned was not raised. Additionally, it is only applicable to common land. What they are addressing is limited common and private land. He asked if he can be allowed to show a picture that proves his neighbor's view will not be taken away.

City Attorney Shawn Guzman stated that since the picture was not included in the agenda packet and the public is not able to view it due to technical difficulties, he advised the applicant to wait until the next meeting to present the picture.

Mayor Pike explained that the public hearing will be continued due to a misspelling, therefore, the applicant can bring the picture back.

City Attorney Shawn Guzman commented that he agrees that State law applies to common area or community area, however, this is limited common area, therefore, the code referred to by Mr. Dallin does not apply. State code allows for a final plat amendment by advertising and holding a public hearing. A misspelling may seem like a technicality, however, he wants to make sure that the public hearing is advertised correctly. He stated that this is a separate process from the HOA process. If neighbors were not informed of the HOA meetings, they would need to address that with the HOA. The City Council has the latitude to either approve or deny this.

Mr. Larratt-Smith stated that the HOA signed the plan. He wished to reiterate that his lots are 17 feet lower than his objecting neighbor. Since they are not allowed to build higher than 15 feet, the neighbor's view will not be taken away.

Mayor Pike suggested to continue the public hearing.

**MOTION:** A motion was made by Councilmember Hughes to continue the public hearing to August 7, 2014.

**SECOND:** The motion was seconded by Councilmember Almquist.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:**

**Public hearing to consider a final plat amendment for the Southgate Views Subdivision to merge lots 11 and 12 into one lot, vacate the public utility and drainage easement between said lots and to update Note #7 with regards to walkout basements. Bob Hermandson, applicant.**

Todd Jacobsen presented the final plat amendment for Southgate View Subdivision. The purpose of the amendment is to merge lots 11 and 12 into one lot. Also, the public utility and drainage easement will be vacated.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

**MOTION:** A motion was made by Councilmember Hughes to approve the final plat amendment for Southgate View to merge lots 11 and 12 and to vacate the public drainage easement.

**SECOND:** The motion was seconded by Councilmember Randall.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:**

**Public hearing to consider a final plat amendment for the Primrose Pointe Subdivision Phase 3 amending the language in Note #9. Bob Hermandson, applicant.**

Todd Jacobsen presented the request for a final plat amendment for the Primrose Pointe Subdivision Phase 3. With regard to the walkout basement note #9, the amended language includes: "unless otherwise approved by the City of St. George Public Works Department based on a site plan that meets all applicable City Standards, including but not limited to, grading and setback standards and requirements.". He explained that the note is being changed because there was a wall built in front of lot 2. If the owner was required to build a walkout basement, they would have to re-grade the entire lot.

Councilmember Almquist commented that there may be several lots that this applies to in that area.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

**MOTION:** A motion was made by Councilmember Bowcutt to approve the final amendment for Primrose Pointe Subdivision Phase 3 changing the language on Note #9.

**SECOND:** The motion was seconded by Councilmember Arial.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/DESIGNATING HOME A CITY LANDMARK SITE:**

**Public hearing to consider designating the home at 252 North Main Street a City Landmark Site. David Walker, applicant.**

Craig Harvey presented the request to designate the home at 252 North Main Street a City Landmark Site. The home is called the Julia Graff Home. He stated that the home was build in 1917 by Albert Miller and then occupied by Julia Graff and her family until the late 1980's. The intent of the proposed property owner is to pursue a conditional use permit to



use the home as a vacation rental property similar to several other historic landmark properties of the City.

Councilmember Bowcutt asked who has applied for this request.

Mr. Harvey replied that the Historic Preservation Committee recommended approval, however Mr. Walker has applied as he is the prospective property owner.

Scott Fuller, real estate agent for the applicant, stated that Mr. Walker has a history of restoring historical homes. His offer to purchase the property is contingent upon being able to restore the property.

Mr. Harvey explained that designating the home as a City landmark allows the owner to have limited commercial use if a conditional use permit is approved. Under the Landmark Ordinance, there are four requirements to designate the property as a landmark property. He outlined the requirements.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

**MOTION:** A motion was made by Councilmember Almquist to designate the site at 252 North Main Street, commonly known as the Julia Graff Home, a Landmark Site in the City of St. George.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/BUDGET AMENDMENTS/RESOLUTION:**

**Public hearing to consider amendments to the 2014-2015 fiscal year budget.**

Budget and Financial Planning Manager Deanna Brklacich advised the budget opening includes: 1) To carry over the Tonaquint Nature Center Grading project approved in the prior fiscal year but were unable to complete due to fish and bird nesting non-construction timelines, delaying the project until FY 2015; 2) To carry over the Upgrade Lighting to LED Lighting project approved in the prior fiscal year but delayed pending a City facility-wide lighting efficiency study. The project is not ready to be completed; 3) To carry over the remaining unspent portion of the \$500,000 Small Community Airport Grant awarded FY2013 and primarily used to jump start the SGU to Denver flight and for advertising; 4) To budget for the purchase of merchandise, office, and snack bar equipment from the Golf Pros as part of the re-organization beginning July 1, 2014; 5) To reduce full-time salaries and increase part-time pro shop wages budgets due to re-organizing and moving Eron Deming to Southgate Golf, with his former position at Sunbrook to be back-filled by part-time employees; 6) To carry forward the 2013 Edward Byrnes Memorial Justice Assistance Grant (JAG) which was programmed for body-worn cameras and not expended during the prior fiscal years pending evaluation of vendors, which is now completed and the equipment is ready to be ordered; 7) To separate the CCJJ's budget (Drug Task Force State Grant) into two separate budgets and to adjust the revenue estimate from \$100,110 to \$106,000 based on the actual grant awards. The grants are the CCJJ/State Task Force Grant (STFG) and the State Asset Forfeiture Grant (SAFG); 8) To create the Fiscal Year 2014-15 expenditure and revenue budget for the St. George Resource Center (Switchpoint); 9) To carry over the Columbarium Niche Wall approved in the prior years budget, and ordered, but the vendor was unable to deliver on or before June 30, 2014; and 10) To budget for the refunding of the 2004 G.O. Refunding Bonds.

Mayor Pike stated that he feels it is appropriate to use the savings from refunding of the bond for the All Abilities Park.

Support Services Manager Marc Mortensen introduced Carol Hollowell, the Director of the Resource Center. He mentioned that millions of dollars have been received through grants. It is incredible to see what they have done so far.

Carol Hollowell presented a powerpoint presentation showing the progress of the Resource Center. To date, total volunteers hours are close to 2,000 hours. The name of the Resource Center is now SwitchPoint. She feels the name is appropriate since the concept is to help people by giving them new direction and having resources available for them. The bulk of the federal grants received are 3-year grants and are for services that are not currently being offered in Washington County. The phone number for the facility will be 627-HOME.

Councilmember Hughes thanked Ms. Hollowell and Matt Loo for all of the work they have done. He has heard nothing but positive feedback from the community.

Ms. Hollowell stated that St. George is going to be a model for best practices.

Mayor Pike explained that this is not all about the City, there are several organizations involved. He mentioned that he and others have met with the Dixie Care and Share Board Members. Although they will not be in the building, they will be partnering with the City in other efforts. The City is very appreciative of what the Dixie Care and Share has done for the past 33 years.

Councilmember Hughes stated that he wished to clarify item 4. He explained that the Golf Pros were previously independent contractors; however, they are now employees. The City has agreed to purchase some of their equipment and merchandise.

Mayor Pike explained that the City is trying to improve golf operations. Golf is a big boon economically to the community. The goal is to continue to operate in a way to attract people to come visit St. George.

Support Services Marc Mortensen stated that Director of Golf Operations Colby Cowan negotiated with the Golf Pros to purchase their equipment and merchandise. The items purchased were items that were absolutely needed. Additionally, not all items offered were purchased.

Mayor Pike opened the public hearing. There being no public comment, he closed the public hearing.

**MOTION:** A motion was made by Councilmember Almquist to adopt the resolution and approved the amendments to the 2014-15 budget as itemized through items 1-10.

**SECOND:** The motion was seconded by Councilmember Randall.

**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

#### **PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for Tuscan Hills Phase 3A, a 7 lot residential subdivision located at Province Way and Plantations Drive, zoning is PD-R. Phase 5, which was approved recently, included amenities and open space that was to be dedicated. The open space has not been dedicated yet, therefore, staff has asked that the open space be dedicated as each plat is brought in for approval.

**MOTION:** A motion was made by Councilmember Bowcutt to approve the preliminary plat for Tuscan Hills Phase 3A.

**SECOND:** The motion was seconded by Councilmember Randall.  
**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for Red Storm Townhomes, a 12 unit residential subdivision located at approximately 1100 East and 500 South, zoning is R-3. Per the access management policy, the driveway for this project is too close to 500 South, however, the developer indicated that the site slopes from north to south so that if the units were located on the south of side of the project they would need to be elevated enough so as to prevent flooding in a large storm event. Because of the drainage concern and the low volume of expected traffic along 1100 East, the location of the proposed driveway was acceptable by staff. These units will be individual pads with common and limited common areas. Additionally, 30% of the project area shall be maintained as open space and a playground area will be required.

**MOTION:** A motion was made by Councilmember Arial to approve the preliminary plat for Red Storm Townhomes.

**SECOND:** The motion was seconded by Councilmember Hughes.  
**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for Hoopes Lane, a 3-lot residential subdivision located at 650 East 600 South, zoning is R-1-8. The applicant is proposing to subdivide the property into three lots, with two of the lots being flag lots. The two lots will be served by a 25-foot staff that will require a cross access and maintenance agreement. The developer came to the Planning staff a number of times. This is the best option.

**MOTION:** A motion was made by Councilmember Hughes to approve the preliminary plat for Hoopes Lane.

**SECOND:** The motion was seconded by Councilmember Bowcutt.  
**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**PRELIMINARY PLAT:**

Wes Jenkins presented the preliminary plat for Hawthorn Estates, a 77-lot residential subdivision located at 3000 East Crimson Ridge Drive, zoning is R-1-10. The lots along 3000 East will be double fronting lots and will require a 10-foot landscape strip and a 6-foot high privacy wall. The developer has set aside property on the southeast corner of

3000 East and Crimson Ridge Drive for a future 4 acre neighborhood park. The lower half will be a detention basin with grassy areas. He mentioned that the developer is proposing lot size averaging.

Councilmember Bowcutt asked if there will be a block wall or some sort of barrier when the park is built.

Mr. Jenkins replied that the Parks Division will have to look at that when the park is designed.

Mayor Pike stated that he would like the Council to have an opportunity to see what the Parks Division proposes.

**MOTION:** A motion was made by Councilmember Arial to approve the preliminary plat for Hawthorne Estates.

**SECOND:** The motion was seconded by Councilmember Bowcutt.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**CONDITIONAL USE PERMIT:**

**Consider approval of a conditional use permit to construct a detached RV garage with a height up to 21' at the residence located on lot 601 in the Stone Cliff Subdivision. S G Properties, applicants.**

Ray Snyder presented the request for a conditional use permit to construct a detached RV garage with a maximum wall height of approximately 16', a single car garage with a wall height of 11', a storage area and an external outside fireplace. He explained that the property is a corner lot with frontage and access on Lepido Way. The proposed structure will have its east wall near View Point Drive, but will be setback behind the required 25' setback and will not encroach onto any City easements. Although the distance from the main dwelling residence will vary, it will be approximately 41'. There were three letters received in opposition. Those opposing are doing so because the garage will obstruct their views and also they are opposing the height of the garage. Because this is a conditional use permit, the Council will have to include the findings. The structure will have a similar finish material as the main dwelling, will be approximately 21' in height and is within the existing character of the zone.

Councilmember Almquist inquired about the height difference from View Point Drive to the highest point of the garage.

Brent Baxter, who represents SG Properties, stated that the 16' is measured from the lot, the height would be 5' higher if measuring from the street. The property owner has requested to build the RV garage and the other third car garage to comply with the HOA who has approved the request. The address of the home is 1845 East Lepido Way.

Councilmember Almquist commented that although there are ways to hide the garage, there are other tall homes in the area. The view across the street is to the east and to the north. He remembers that across from this home, there used to be a 15-foot rock pile.

Mr. Baxter stated that the detached garage will parallel View Point Drive.

**MOTION:** A motion was made by Councilmember Randall to approve the conditional use permit to construct a detached RV garage at Stone Cliff.

**SECOND:** The motion was seconded by Councilmember Hughes.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**CONDITIONAL USE PERMIT:**

**Consider approval of a conditional use permit to construct a detached RV garage with a height up to 18' at the residence located at 1006 South Five Sisters Drive. Scott and Michelle Stucki, applicants.**

Craig Harvey presented a request for a conditional use permit to construct a detached RV garage, with a private workshop, with a height of up to 18' at the residence located at 1006 South Five Sisters Drive. The garage will sit lower than neighboring homes and will be located in the rear yard approximately 43' from the main dwelling and 10' feet from the side property line and 10' from the rear property line. Originally the applicant requested a reduction in the side yard and rear setbacks, but as the Planning Commission discussed the request, it was determined that the code does not support such a reduction and 10' from both the side and rear are required. Findings include aesthetics, height and maintain character and purpose of zone. The garage will have a stucco and rock finish and tile roof and will be approximately 18' in height.

**MOTION:** A motion was made by Councilmember Hughes to approve the conditional use permit to allow the garage with a height of 18' for the residence at 1006 South Five Sisters Drive.

**SECOND:** The motion was seconded by Councilmember Almquist.  
**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**COOPERATIVE AGREEMENT:**

**Consider approval of a cooperative agreement with UDOT to replace damaged stormwater drainage channel panels.**

Support Services Manager Marc Mortensen advised that UDOT approached the City stating that if the City were to administer the project, the dollars can be stretched further. The project will be to replace the damaged grates on the west side of south Bluff Street. The City will install the drains and UDOT will pay the cost of the materials and will maintain them. The cost for the City is \$65,000

**MOTION:** A motion was made by Councilmember Bowcutt to approve the cooperative agreement with UDOT to replace damaged stormwater drainage channel panels for \$65,000.

**SECOND:** The motion was seconded by Councilmember Almquist.  
**VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**TECHNICAL SERVICES AGREEMENT:**

**Consider approval of a technical services agreement with Buck Oliver for the Millcreek Generation Facility.**

Energy Services Director Phil Solomon advised that the City had an O&M Agreement with GE for the Millcreek Facility. On June 30, 2014 GE terminated the agreement because they were moving a number of services to another division. The new division failed to negotiate in a timely manner. He explained that Buck Oliver, who was the GE representative on site, was let go. He is requesting to enter into an agreement with Mr. Oliver for one month of technical professional services. Mr. Oliver will assist in preparing request for proposals to get another entity for maintenance of the facility. The cost of the agreement is \$18,000 for the month of July.

Councilmember Bowcutt inquired if there are other companies, other than GE, that are available to provide this type of maintenance.

Mr. Solomon stated there is one other company located within the United States. All other companies that could meet the requirements are in foreign countries. Proposals will be sent to GE and Trans Canada Turbine.

City Attorney Shawn Guzman advised this item will be subject to approval of the Legal Department.

**MOTION:** A motion was made by Councilmember Hughes to approve the technical services agreement with Buck Oliver for the Millcreek Generation Facility subject to legal review.

**SECOND:** The motion was seconded by Councilmember Arial.

**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes from the City Council meeting held on June 5, 2014.**

**MOTION:** A motion was made by Councilmember Hughes.

**SECOND:** The motion was seconded by Councilmember Arial.

Councilmember Almquist stated that on page 2, with regard to the proposal, Mayor Pike's comments are not in the minutes. The comments include the fact that the City is not part of the project as yet and is not involved in the proposal. He can specifically remember someone saying that the proposal was brought to the City. Also, there was mention regarding the historic nature of the JCPenney building and he believes it is not on the historic register. When Judd's store was mentioned, the minutes state that "historic buildings do not need to be torn down, they can be restored." Right after that, he remembers someone saying that this is not designated a historic building. Additionally, someone stated that it is not slated to be torn down, just remodeled.

Mayor Pike asked that the City Recorder listen to the recording and bring back the minutes for approval.

Councilmember Hughes withdrew his motion and Councilmember Arial withdrew her second.

**MINUTES:**

**Consider approval of the minutes from the City Council meeting held on June 12, 2014.**

**MOTION:** A motion was made by Councilmember Almquist.  
**SECOND:** The motion was seconded by Councilmember Arial.  
**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**MINUTES:**

**Consider approval of the minutes from the City Council meeting held on June 19, 2014.**

**MOTION:** A motion was made by Councilmember Arial.  
**SECOND:** The motion was seconded by Councilmember Randall.  
**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.

**ADJOURN:**

**MOTION:** A motion was made by Councilmember Almquist to adjourn.  
**SECOND:** The motion was seconded by Councilmember Bowcutt.  
**VOTE:** Mayor Pike called for a vote, as follows:

Councilmember Almquist - aye  
Councilmember Hughes - aye  
Councilmember Randall - aye  
Councilmember Bowcutt - aye  
Councilmember Arial - aye

The vote was unanimous and the motion carried.